



DEVOU PARK MASTER PLAN

July 9, 2007

An aerial photograph of a suburban area with a red boundary line outlining a specific region. The area includes residential neighborhoods, a golf course, and some commercial or industrial sites. A semi-transparent grey rectangle is overlaid on the center of the map, containing the text "AWARENESS: INVENTORY / ANALYSIS".

AWARENESS: INVENTORY / ANALYSIS



Presentation Outline

- **Introduction**

 - Team

 - Process

- **Background**

 - Planning and Design Efforts

 - Park History

- **Inventory/Analysis**

 - Cultural and Natural Inventory

 - Contextual Relationships

 - Major Use Areas

 - Summary and Program Assumptions

- **Next Steps**



DEVOU PARK MASTER PLAN



Introduction



INTRODUCTION

Team Introduction

- **Clients:**

City of Covington

Devou Park Advisory Committee

Devou Properties

- **Steering Committee:**

Denny Bowman, Covington Parks & Recreation Department

John Volz, Devou Park Advisory Committee

Greg Engelman, Devou Properties/Devou Advisory Committee

Michele Halloran, Devou Park Advisory Committee



INTRODUCTION

Team Introduction

- **Consultant Team & Roles:**

- Human Nature (Prime/Landscape Architecture)

- Chris Manning, Principal-in-Charge

- Nicole DiNovo, Project Manager

- Fearing + Hagenauer (Architecture)

- James Fearing, Principal-in-Charge

- CDS (Civil Engineering)

- Mark Brueggeman, Principal-in-Charge

- Dave Emerick, Project Engineer

- Thelen Associates (Geotechnical Engineering)

- Ted Vogelpohl, Principal-in-Charge

- Mark Hushebeck, Senior Engineer/Geologist

- Davey Resource Group (Natural Resources)

- Jenny Gulick, Project Manager

- LSM (Funding Strategist/Analyst)

- Jess Parrett, Principal-in-Charge



INTRODUCTION

Overview of Planning/Design Process

- **Awareness**

 - Research

 - Inventory/Analysis

 - First Public Meeting (Tonight)

- **Exploration**

 - Conceptual Alternatives

 - Second Public Meeting (Fall)

- **Vision**

 - Preliminary Master Plan

 - Third Public Meeting (Winter)

 - Final Master Plan and Report



DEVOU PARK MASTER PLAN



Photo Courtesy of Cincinnati Public Library

Background



BACKGROUND



1998 Devou Park Master Plan

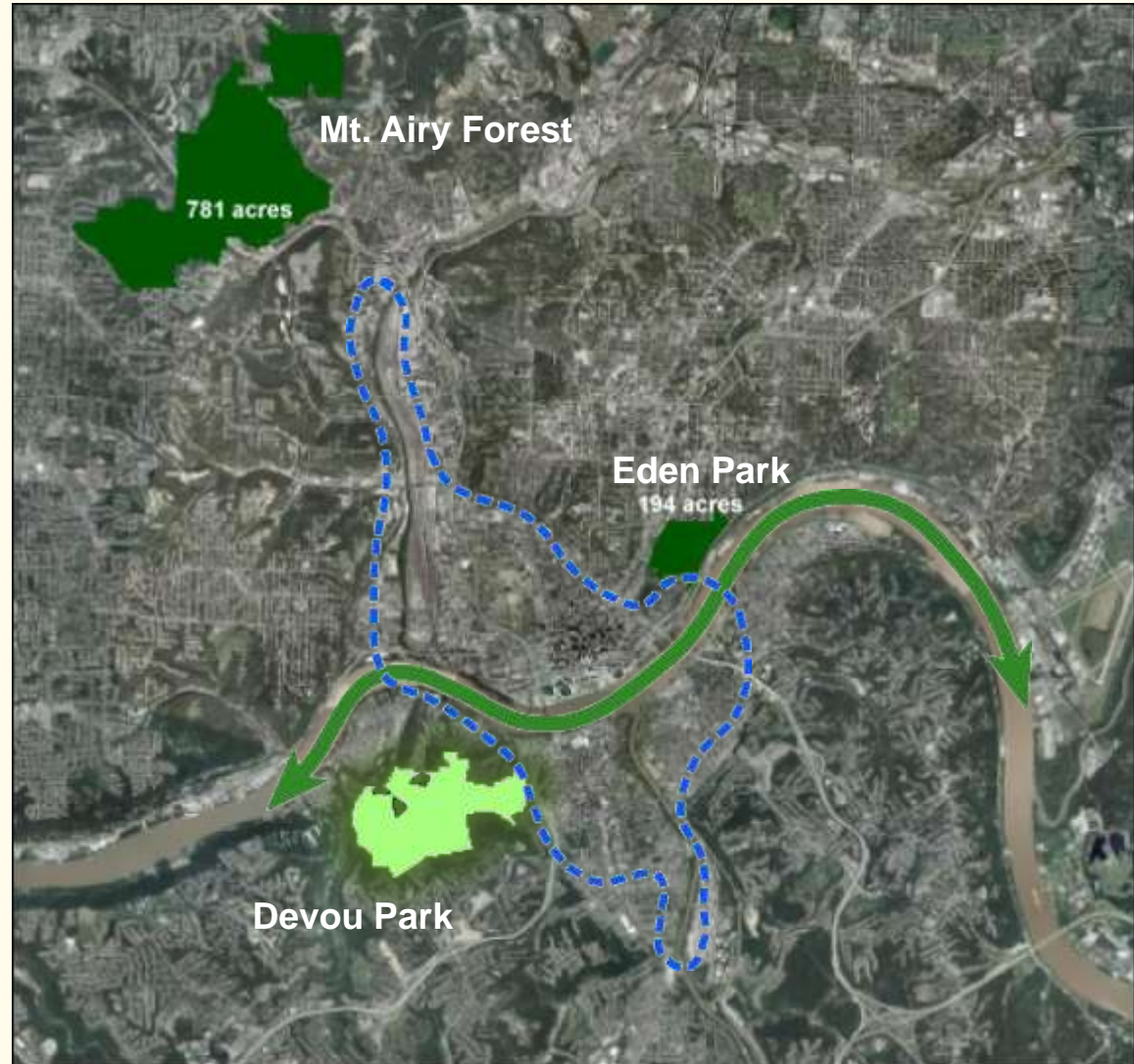
- Recommendations:
 - Provide Better Connections and Access
 - Provide better access for Covington Residents and Visitors
 - Master Trail System
 - Montague Road Entrance as prominent entrance
 - Provide Ranger Station at Park Entrance
 - Family Play and Cultural Events
 - Memorial Garden Festival and Events Center
 - Devou Park Heritage Center and Ranger Station



BACKGROUND / CONTEXT

Constellation of Large Urban Parks

- The rustic natural qualities of Mt. Airy
- The foundation of cultural assets similar to Eden Park
- Combined into one great park for Northern Kentucky
- Overlooking the region's urban core basin
- With the Ohio River as the region's spine





BACKGROUND / CONTEXT

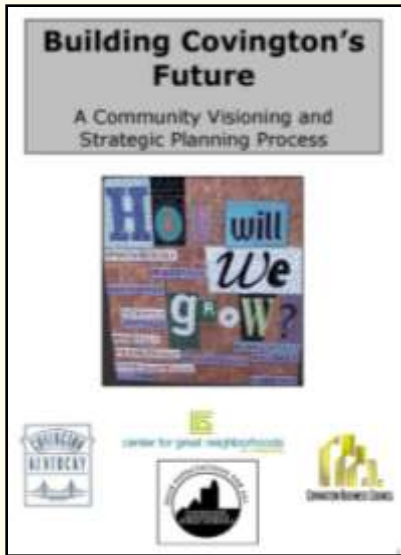
Kessler's 1907 Master Plan for Cincinnati's Parks

- Northern Kentucky has never created a cohesive regional master plan for parks, open spaces, and connective elements like the Kessler Plan
- Devou Park could be considered as an extension of Kessler's composition of crown jewels on the ridgetops overlooking the river valley





BACKGROUND



Building Covington's Future: Strategic Vision and Plan

- Core Strategy: To connect people and places, and to build an engaged, caring community
- Greenspace Vision: To create well-maintained, connected natural spaces highlighting the area's cultural and natural heritage
 - Goal 1: Leaders and residents work together to create, develop and maintain aesthetically pleasing greenspace and focal points throughout the City
 - Conduct a city-wide greenspace assessment
 - Organize ongoing programming and events to promote greenspace use
 - Create new greenspace & enhance existing parks/greenspace
 - Identify and address public safety, cleanliness & maintenance
 - Goal 2: Connect greenspace to facilitate safe, enjoyable, efficient movement from one greenspace to another
 - Develop a green beltway of walking trails and bikeways to connect local and regional greenspaces
 - Goal 3: Effectively market greenspace to encourage its use
 - Utilize an array of marketing opportunities to promote the active use of greenspace



DEVOU PARK MASTER PLAN

BACKGROUND / HISTORY

History of the Park



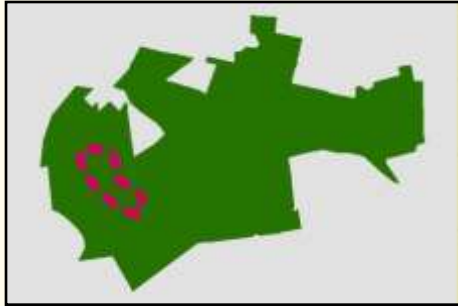
Photos Courtesy of Cincinnati Public Library

- William Devou purchased the Eubank house and land in 1848 as a summer escape from their permanent residence in Covington and continued to purchase land parcel by parcel
- William Jr. and Charles Devou donated 576 acres of land for use as a park in 1910 as a memorial to their parents. This donation is a significant legacy for the City and the region, with Devou Park being one of Northern Kentucky's most significant parks.
- The Devou family home is now the Behringer-Crawford Museum
- Most of the development of the park came during the WPA era (1936-39) – roads were widened and retaining walls built, central refreshment stand built, the Bandshell was constructed
- Devou Deed Restrictions:
 - Land must be used as a free park for the public
 - No beer or liquor shall be sold or dispensed on Park premises
 - Some exceptions and variances to these restrictions have been articulated in recent years to enhance revenue generation and park use



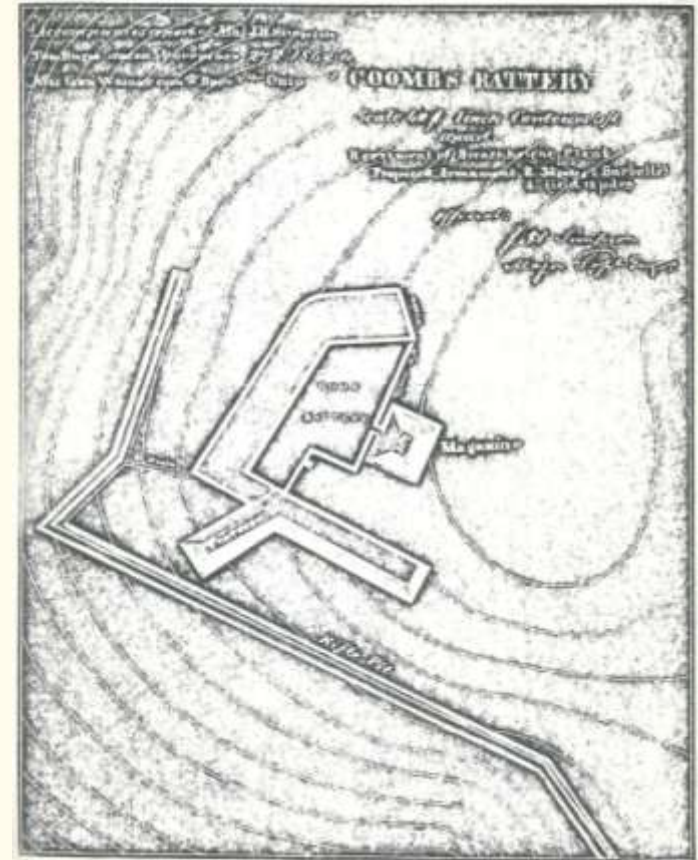
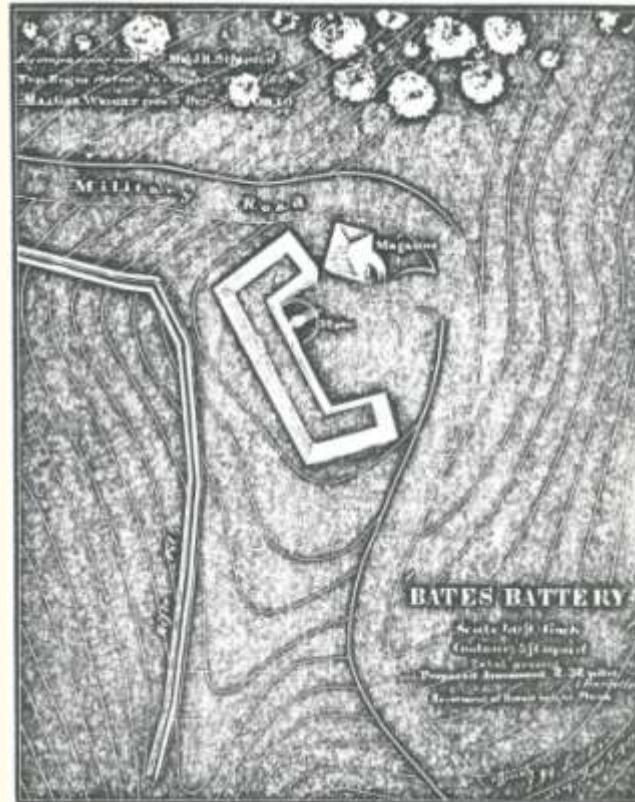
DEVOU PARK MASTER PLAN

BACKGROUND



Civil War Batteries

- Battery Coombs
- Battery Bates





BACKGROUND

Stakeholder Meetings



- Behringer-Crawford Museum
 - Would like to see improved wayfinding throughout the park and outside of the park to draw visitors
 - Need more event parking and lighting
 - Would like to increase visibility to the museum
 - Want to create Children's Garden and trails connecting to other park trails
- Devou Golf Course
 - National sources report declining numbers in golf
 - Size of course limits users
 - Major improvements needed at lake and other landslide areas
 - Clubhouse needs major improvements and upgrades
 - Tennis courts have minimum use and are high maintenance
 - Course is losing money annually
- Children's Home
 - Would like to interact more with park activities/developments, especially with the BCM and their future Children's Garden
 - Additional wayfinding signage is desirable



BACKGROUND

Stakeholder Meetings



- Concert Bowl
 - Bandshell needs immediate improvements and expansion to facilitate future KSO and other performances
 - Historic icon should remain intact with any renovation
 - Concert Bowl needs adjustments to landform
- Drees Pavilion
 - Encourage/direct all park facilities and groups to form a governing body that coordinates development, activities and PR efforts
 - Would like an improved entry experience
 - Would like to explore expansion opportunities in complimentary facilities with additional parking
 - The park needs a new shelter that holds 200+
- KyMBA
 - Proposal is on the table for a mountain bike trail in the undeveloped portion of the park, with minimal impacts
 - The trail would encourage more positive users in that area creating more visitors near the batteries



DEVOU PARK MASTER PLAN



Inventory/ Analysis



ANALYSIS

Contextual Relationship

- Possible connection to the Ohio River through Ludlow lagoon
- New I-75 bridge/gateway is opportunity for Park identity
- Potential connection to Goebel Park/Downtown Covington
- Several entrances to park create circulation confusion



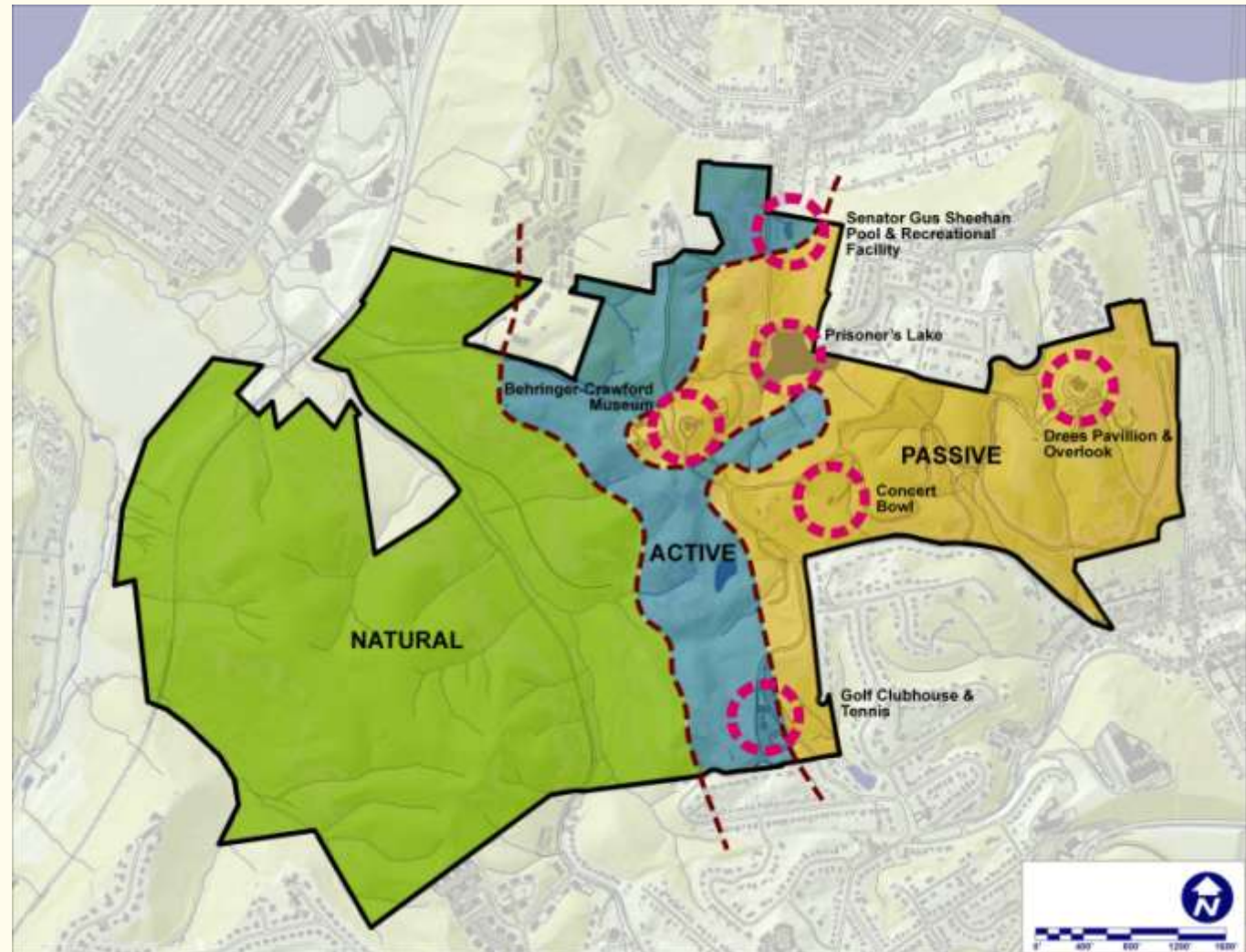
Existing Use Zones and Primary Use Areas



INVENTORY

Existing Use Zones and Primary Use Areas

- Natural, Active and Passive Zones
- 6 Primary Use Areas:
 - Drees Pavilion
 - Concert Bowl
 - Golf Clubhouse & Tennis
 - Behringer-Crawford Museum
 - Prisoner's Lake
 - Swimming Pool



Existing Use Zones and Primary Use Areas



DEVOU PARK MASTER PLAN

INVENTORY

Park Character

- Scenic Views of the river valley and pastoral park vistas





DEVOU PARK MASTER PLAN

INVENTORY

Drees Pavilion Park Views

- The topography allows the Museum and Rotary Grove to be seen from Drees Pavilion
- These views could be realized with selective clearing



Topographic View from Drees Pavilion



INVENTORY

Museum Park Views

- The topography allows the Drees Pavilion, the clubhouse and a majority of the golf course and a few of the park's scenic drives to be seen from the Behringer-Crawford Museum
- These views could be realized with selective clearing and could recreate the historic views enjoyed by the Devou family from their veranda



Topographic View from Behringer-Crawford Museum



INVENTORY

Clubhouse Area Park Views

- The topography allows the Museum, the clubhouse, and a majority of the golf course to be seen from the Tennis Courts near the Clubhouse
- A clubhouse-type facility could take advantage of these views as part of the attraction



Topographic View from Tennis Courts



INVENTORY

Central Park Views

- The topography allows the Drees Pavilion, the Museum, the clubhouse and a majority of the golf course and a many of the park's scenic drives to be seen from this central location near the concert bowl
- Selective clearing in areas would create this internal 360 degree park vista, a possible overlook could be considered



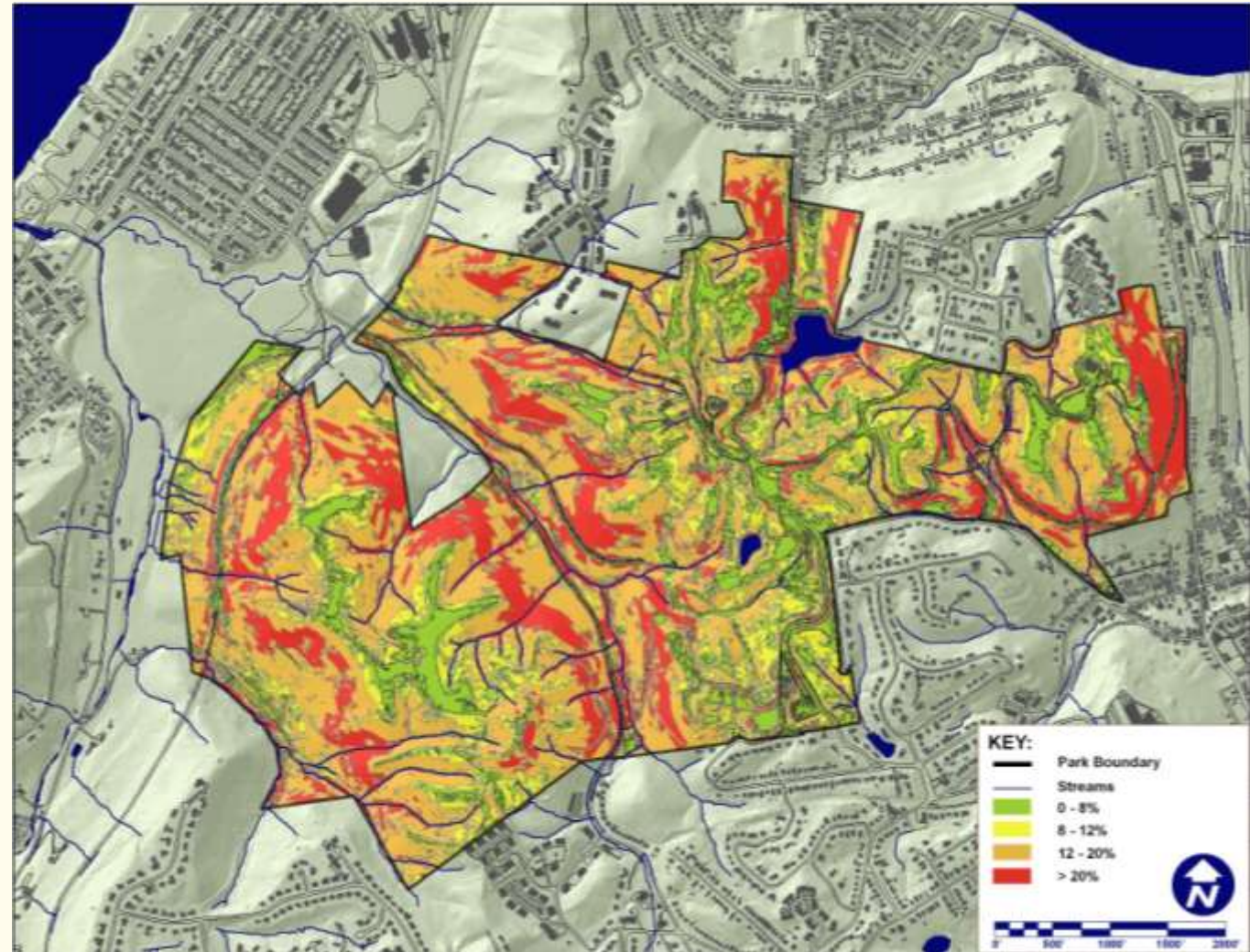
Topographic View from Center of Park



INVENTORY

Slopes

- Topography is a major limitation for the types, locations and relationships of facilities
- Topography is also a major asset in terms of variety, scenic character and distant views



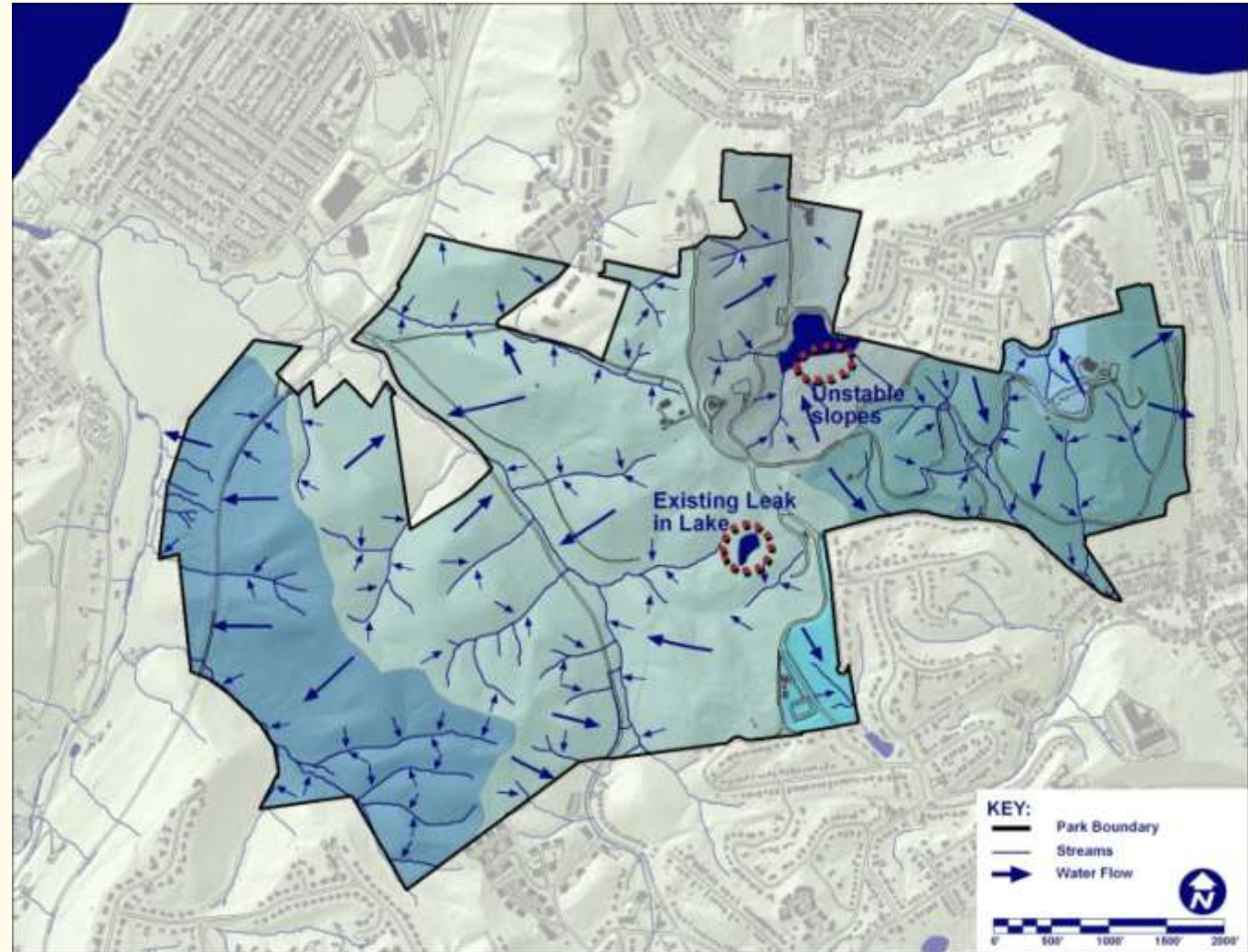
Slope Analysis



INVENTORY

Hydrology

- 4 major Sub-Watersheds within the Park
- Several natural springs exist and could be celebrated
- Golf Course Lake
 - Limited drainage area
 - Limited size and capacity does not meet course irrigation needs, requiring tap water to be pumped into lake
- Prisoner's Lake
 - Generally good health
 - Being impacted by residential development to the northeast



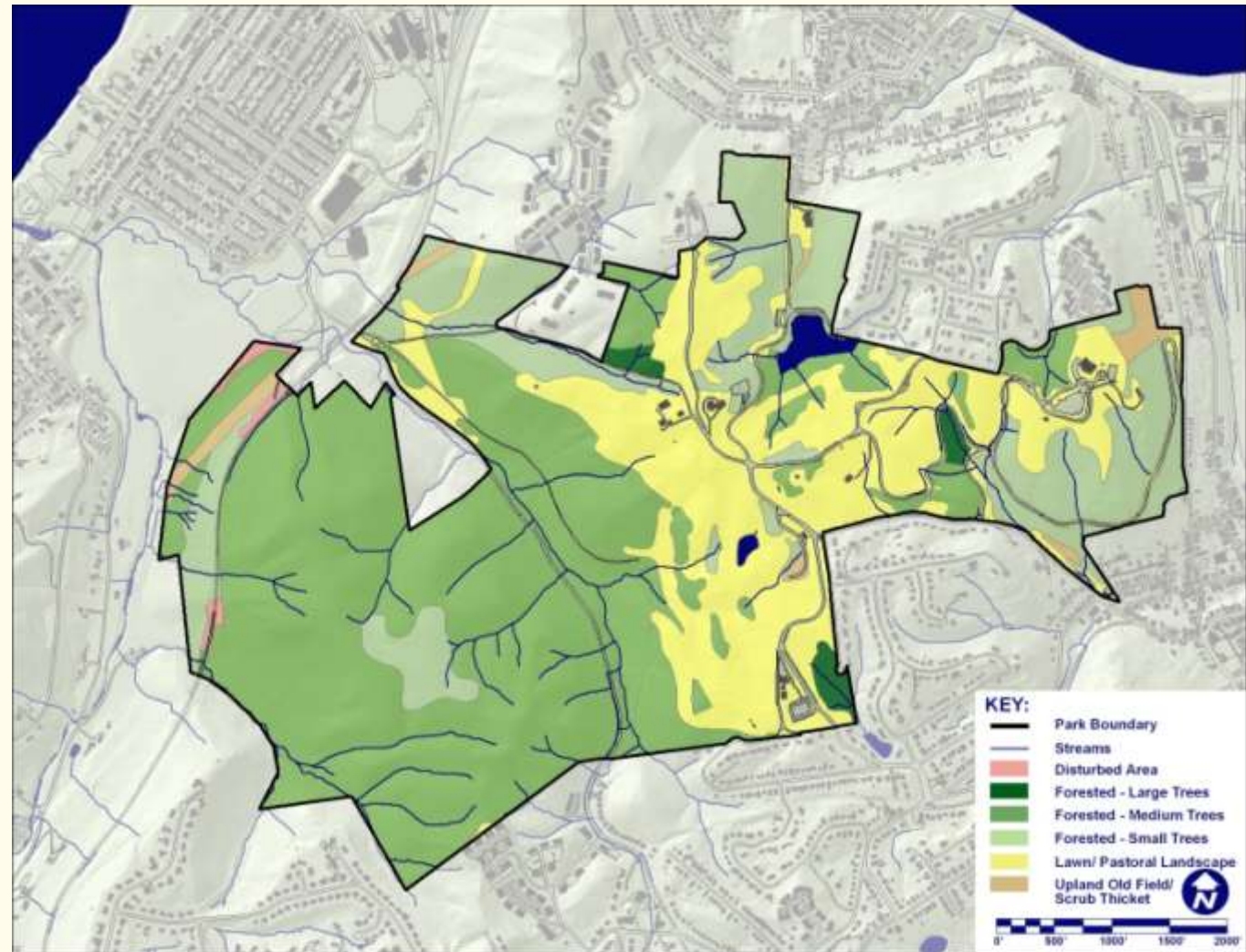
Park Drainage



INVENTORY

Vegetation

- 71% of the site is forested and 27% is lawn/pastoral landscape
- Most of the forested areas have trees 12" dia or larger
- Invasive species are a significant problem, primarily honeysuckle
- The large wooded area west of Sleepy Hollow is the most significant natural area within Devou - completely undeveloped and relatively undisturbed, not yet dominated by invasives in some areas
- ATV traffic is causing soil erosion, promoting invasives in this area



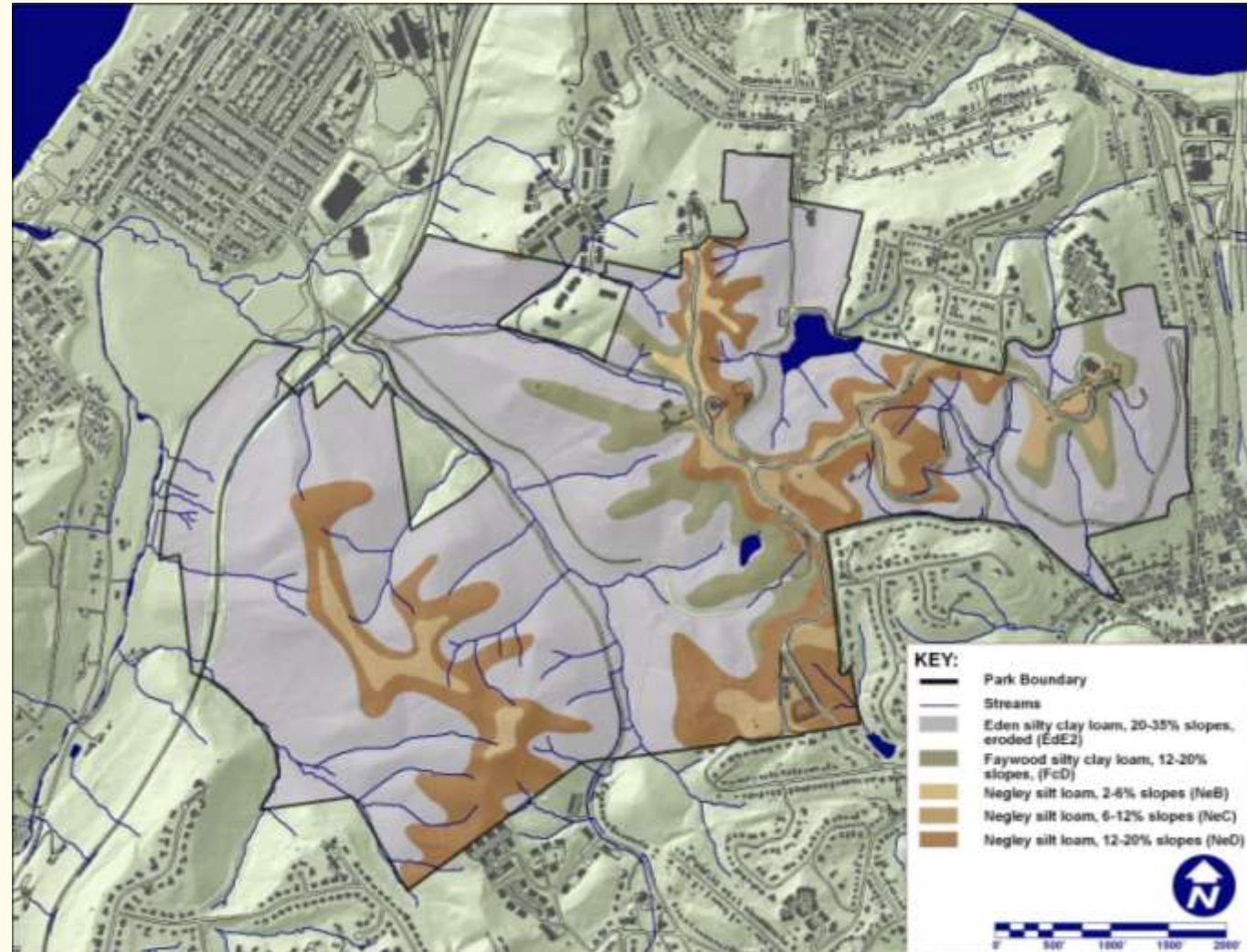
Vegetation Communities



INVENTORY

Soils

- Most of the soils are not favorable for buildings or roads because of slope restrictions
- Development methods and design need to be carefully engineered with these considerations
- Negley (NeB) soils are the most suitable soils for building



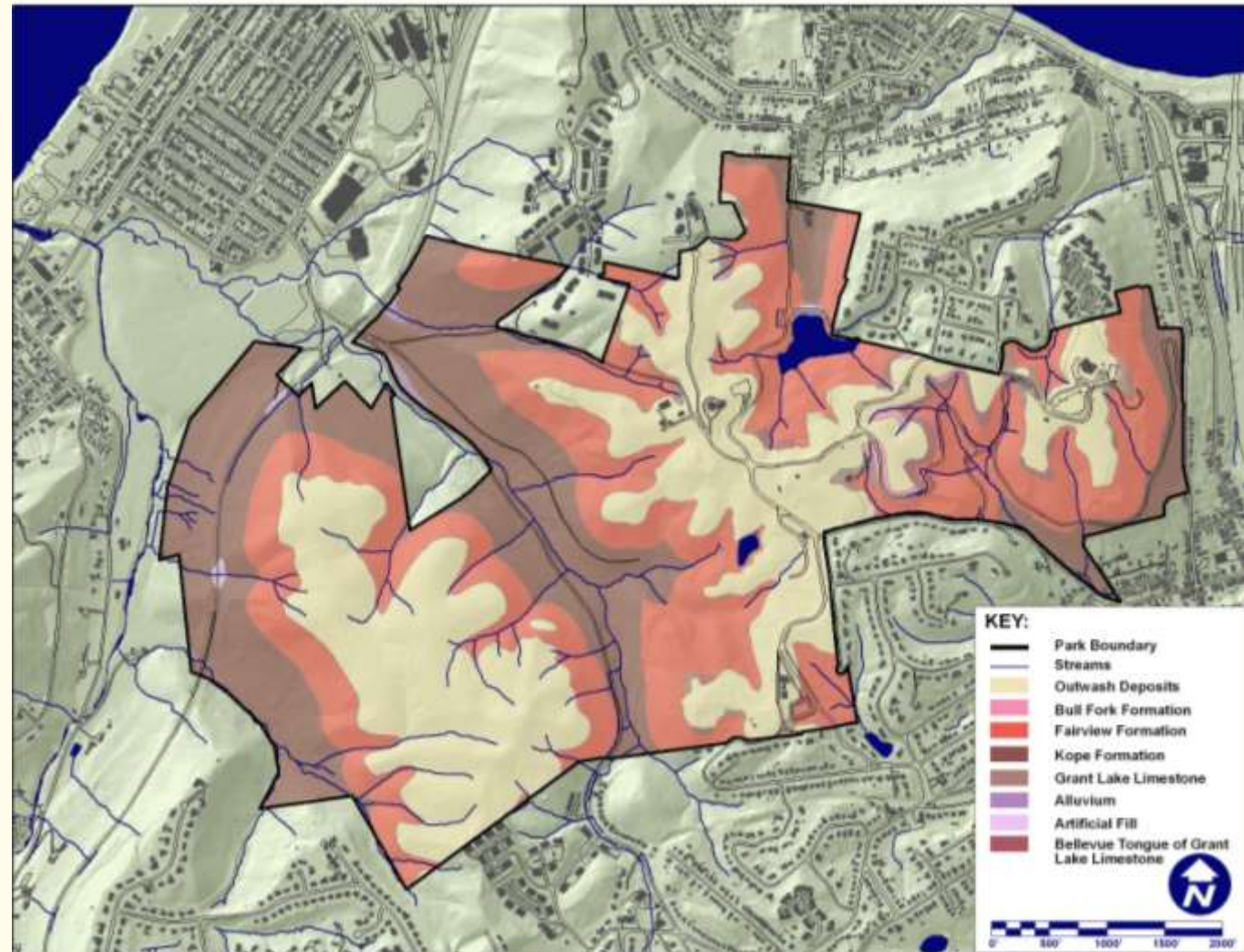
Park Soils



INVENTORY

Geology

- Kope Formation on the lower hillsides – weak combination of mostly shale and some limestone, prone to landslides
- Glacial Outwash Deposits on the park ridges – composed of shale, gravel, sand, silt and clay to a depth of 50' +/-, can be unstable on hillsides



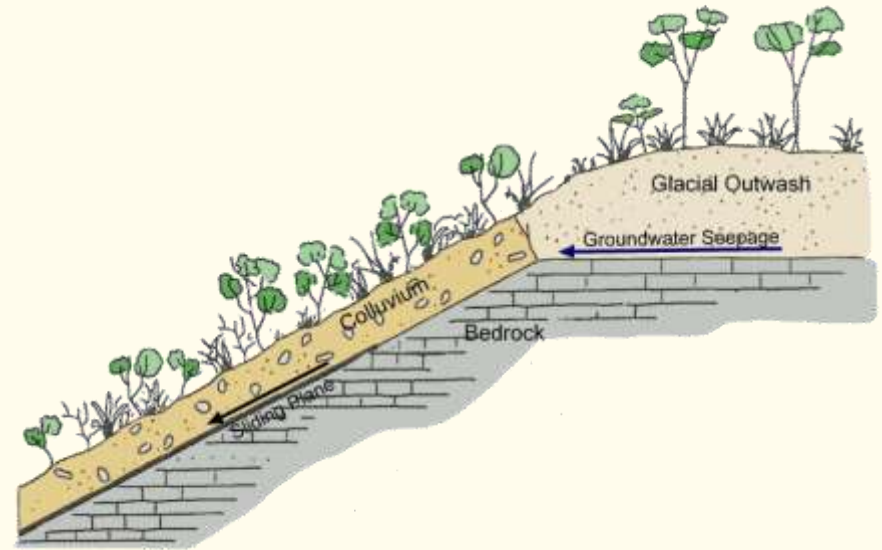
Park Geology



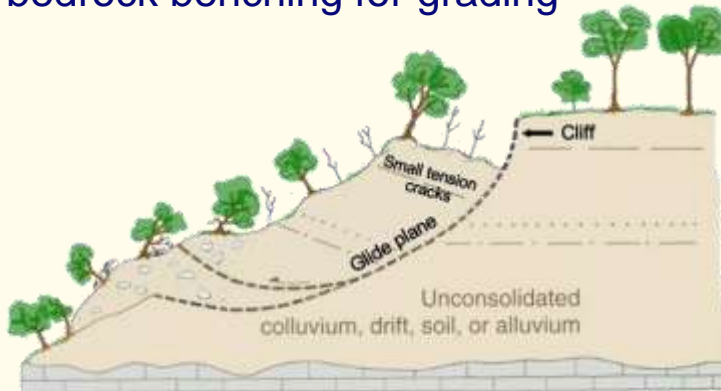
INVENTORY

Landslide Tendencies

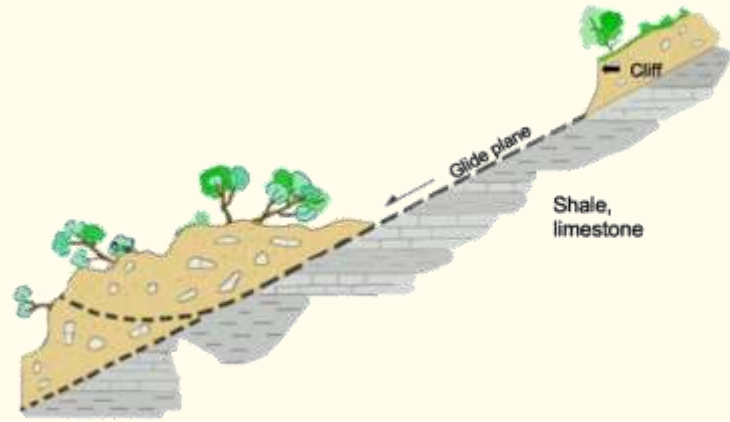
- Colluvium is a soft to stiff deposit of clay, shale & limestone fragments resulting from erosion and mass-wasting from higher elevations on the same hillside
- Colluvium is prone to sliding
- The steeper slopes of Devou are covered with colluvium, requiring deep foundations for buildings and/or bedrock benching for grading



Typical Hillside Section



Rotational Landslide



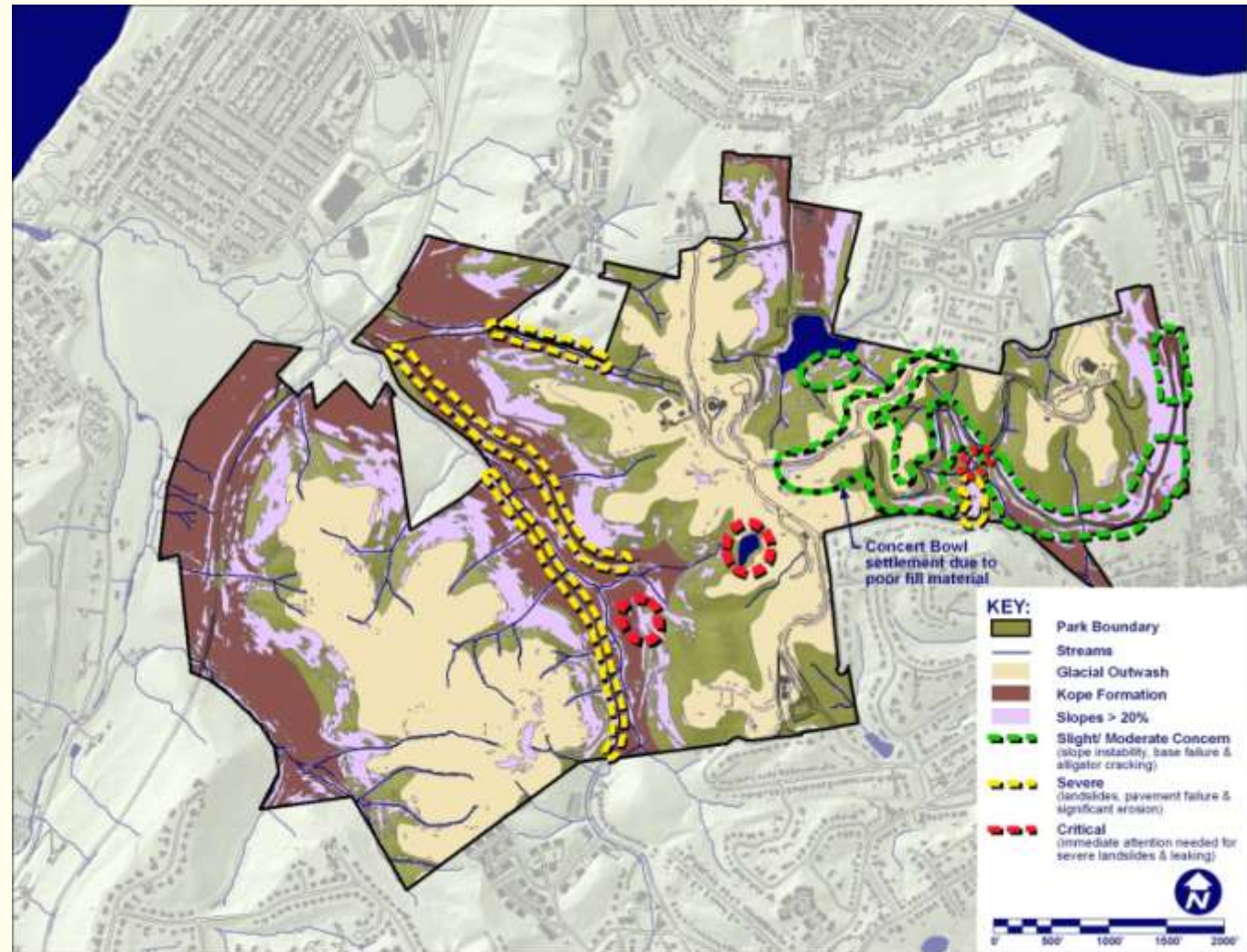
Translational Landslide



INVENTORY

Geology/ Hillside Instability

- Several locations indicating active movement
- Kope Formation and Slopes over 20% are areas most prone to slippage
- New roads and road upgrades need to be built properly and not perpetuate instability
- Immediate attention needed in two areas of golf course



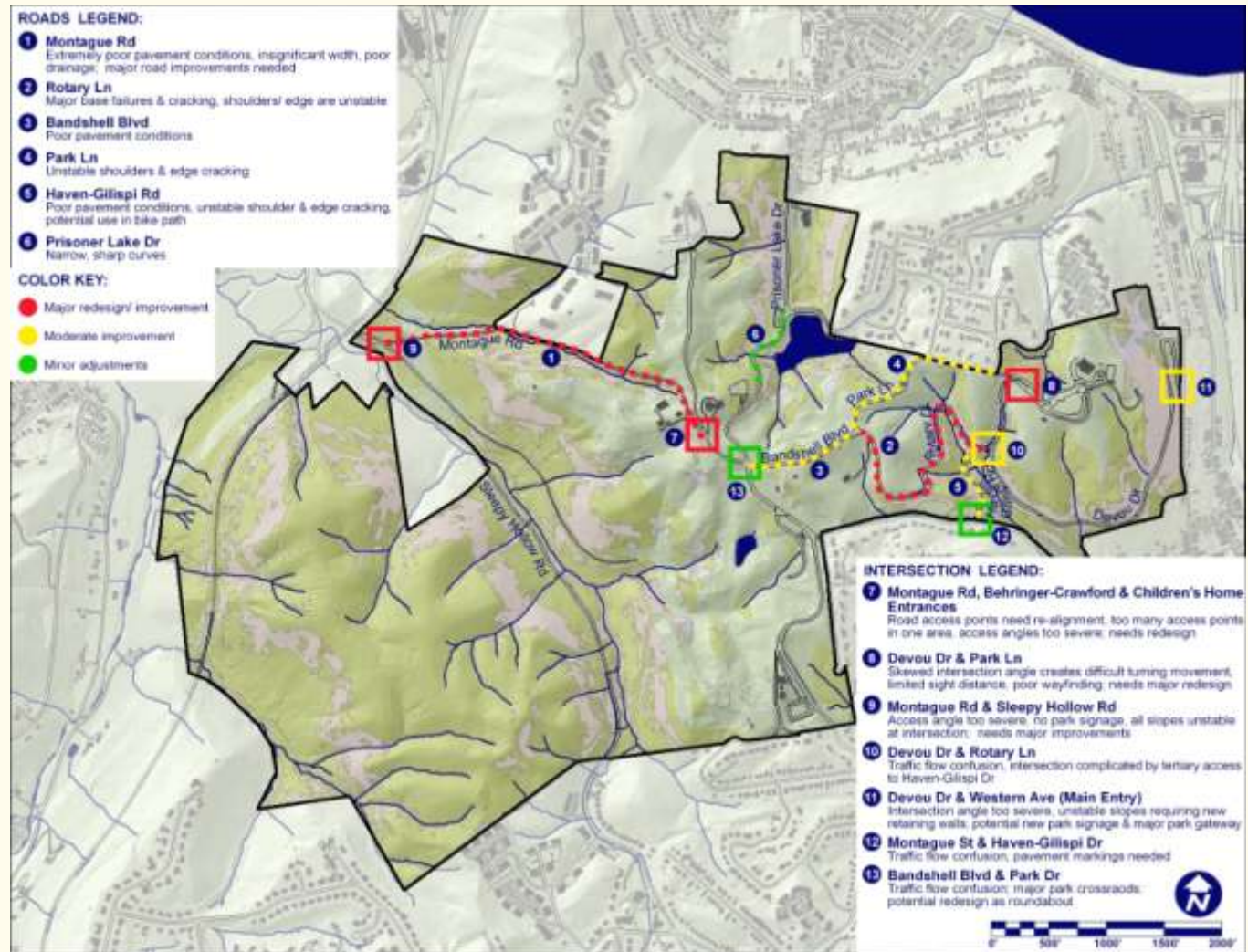
Geology/ Hillside Instability



INVENTORY

Park Roads

- The condition of park roads vary widely, from needing major work to minor adjustments. Many major problems are associated with subsurface movement.
- The road system is complex and difficult to understand, with no clear hierarchy of entrances or roads. Some entrances and roads should be considered for removal and/or relocation.
- There are some very difficult intersections.



Road System Analysis



INVENTORY

Road & Entrance Hierarchies

- Major park entrances are difficult to find with minimal wayfinding. Secondary and tertiary park entrances are many and add to the complexity of the road system
- The road system requires a clearer hierarchy, with a clear primary road connecting the major destinations
- Two major intersections in the park do not meet standards



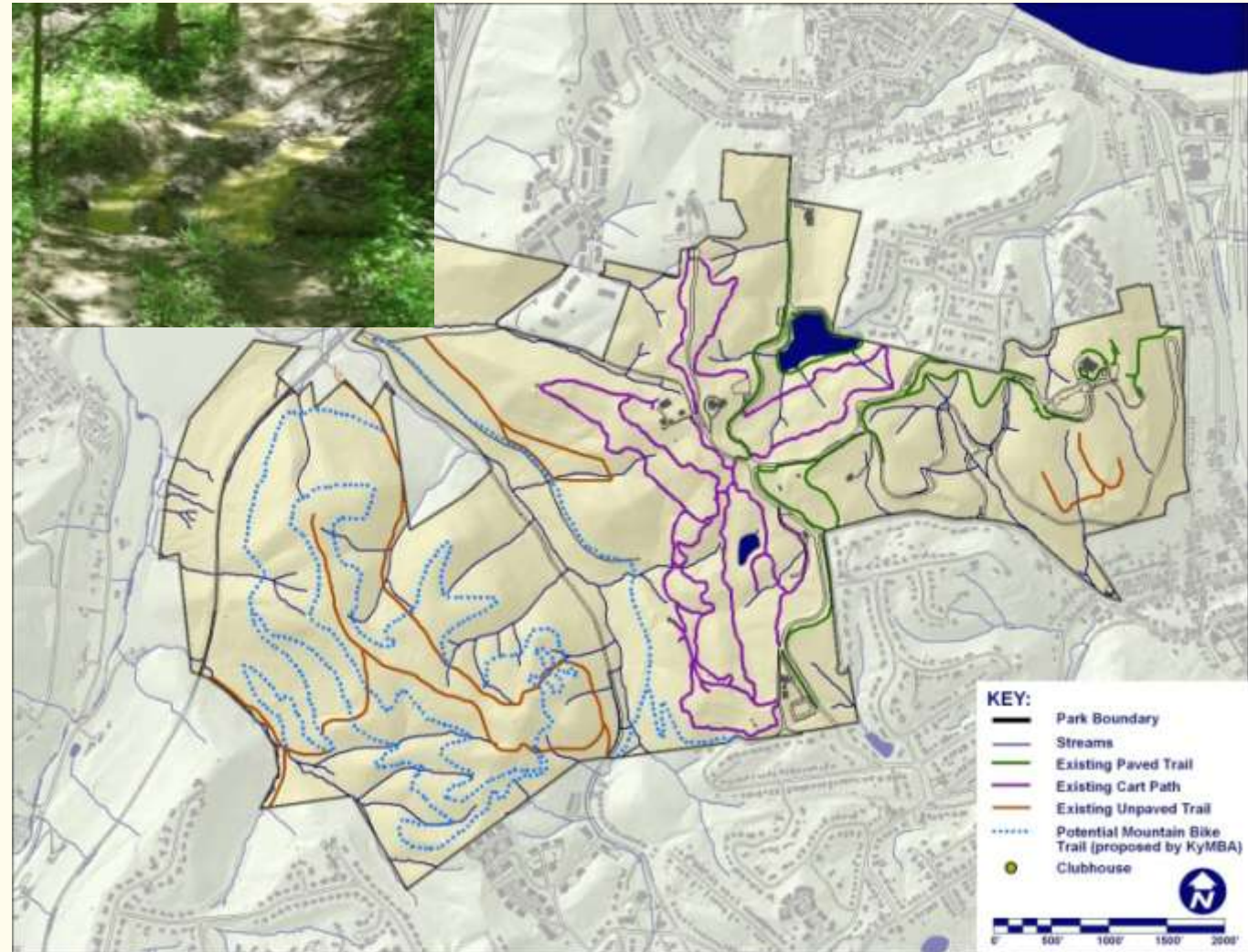
Vehicular Circulation Analysis



INVENTORY

Park Trails

- Existing network of paved and unpaved trails (8 miles total)
- Many of the paved trails are part of the golf course cart path system
- Many undesirable ATV trails west of Sleepy Hollow in the undeveloped section, causing damage
- There is an inadequate foot path around Prisoner's Lake
- Challenge lies where the golf course, trails/roads, museum and Children's Home access interact
- Trail standards are needed



Trails Network



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INVENTORY

Park Elements

- Two memorials, unrelated to each other
- Weak wayfinding strategy with poor visibility
- Entry signs are more effective, but need to be part of larger entry treatments

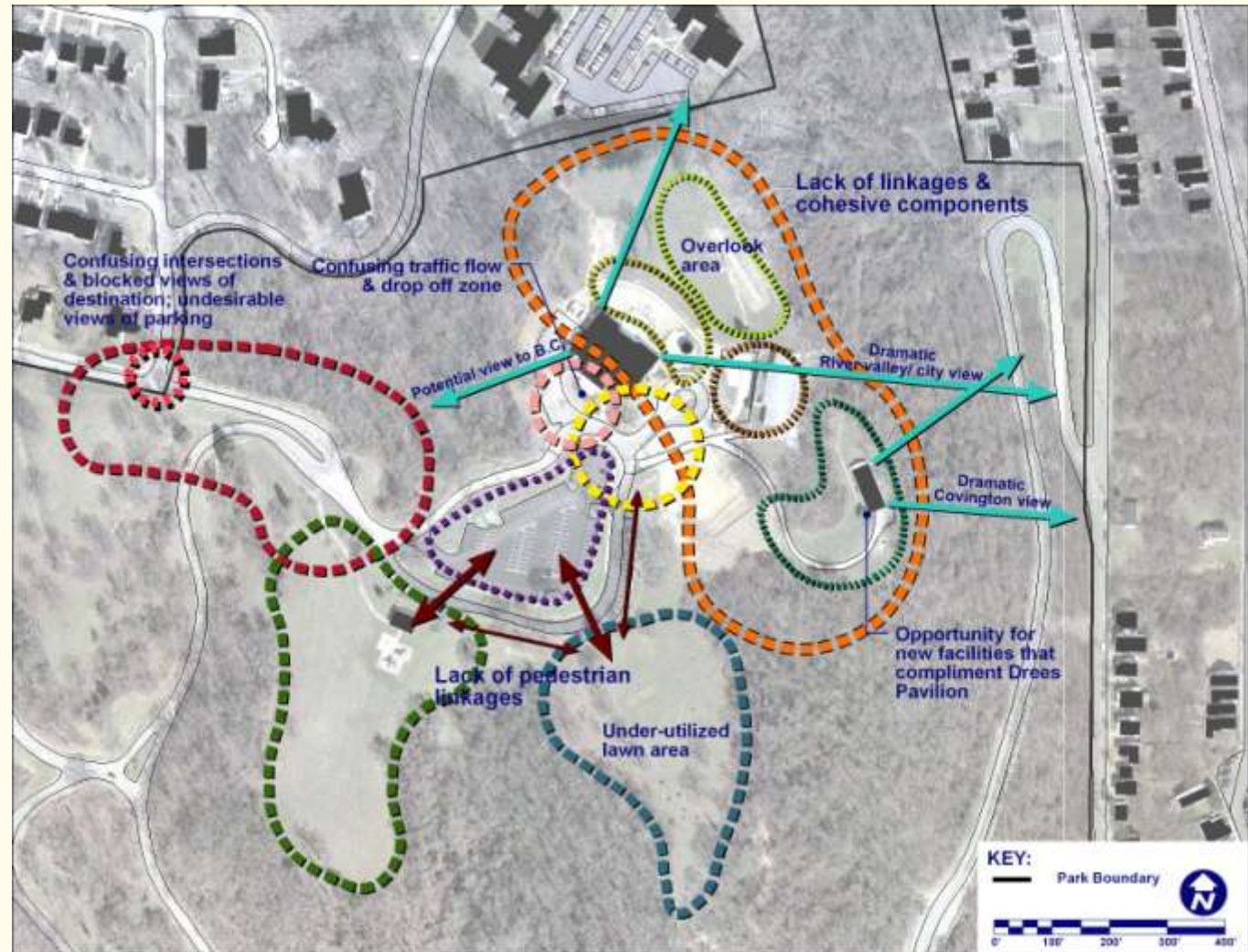




ANALYSIS

Drees Pavilion

- Vital success story to build upon
- Poor arrival sequence
- Inadequate parking
- Inadequate linkages
- Desire to create cohesive overview district with facilities that compliment Drees Pavilion



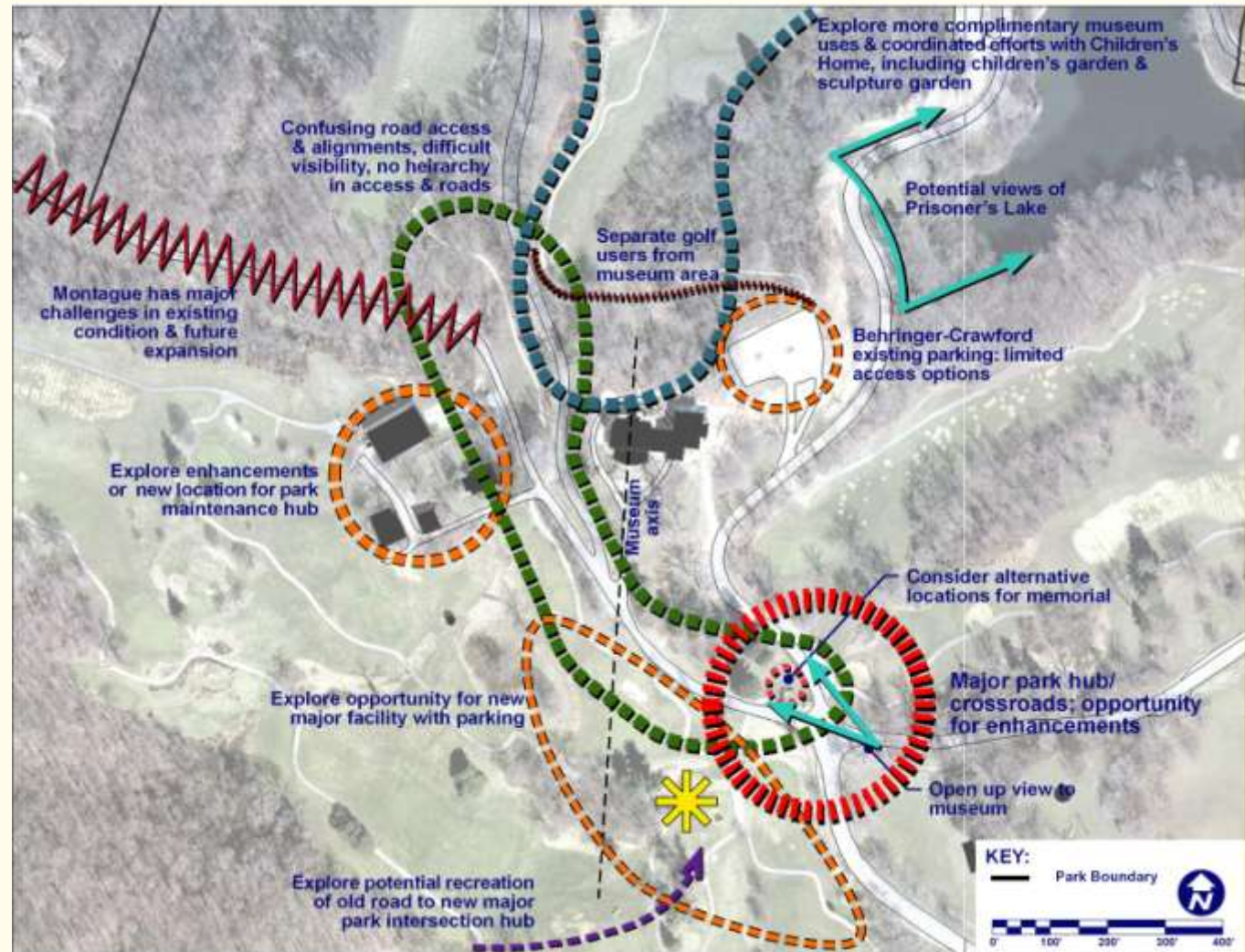
Drees Pavilion Use Area



ANALYSIS

Museum Area & Crossroads

- Consider alternate location for War Memorial
- Create major park hub at intersection and explore enhancement opportunities
- Explore opportunity for new major facility at park hub
- Explore new location for maintenance hub
- Improve road access and alignments on hub approaches



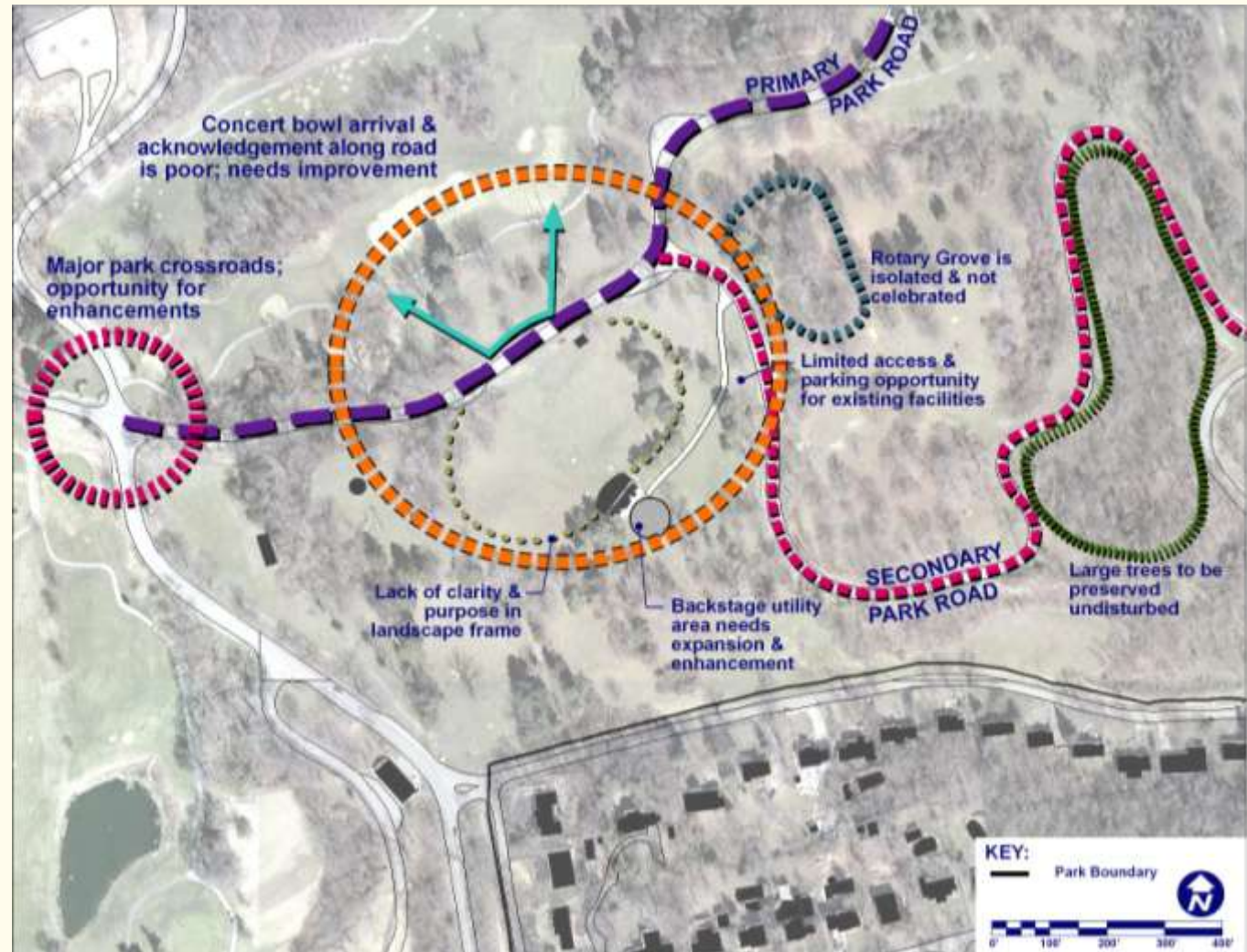
Museum and Crossroads Hub Area



ANALYSIS

Concert Bowl

- Park Drive approach provides scenic view to Bandshell
- Limited parking for events
- Lack of clarity and definition in landscape frame
- Overlook opportunity along main drive
- Rotary Grove is isolated - consider relocation/consolidation with other memorials



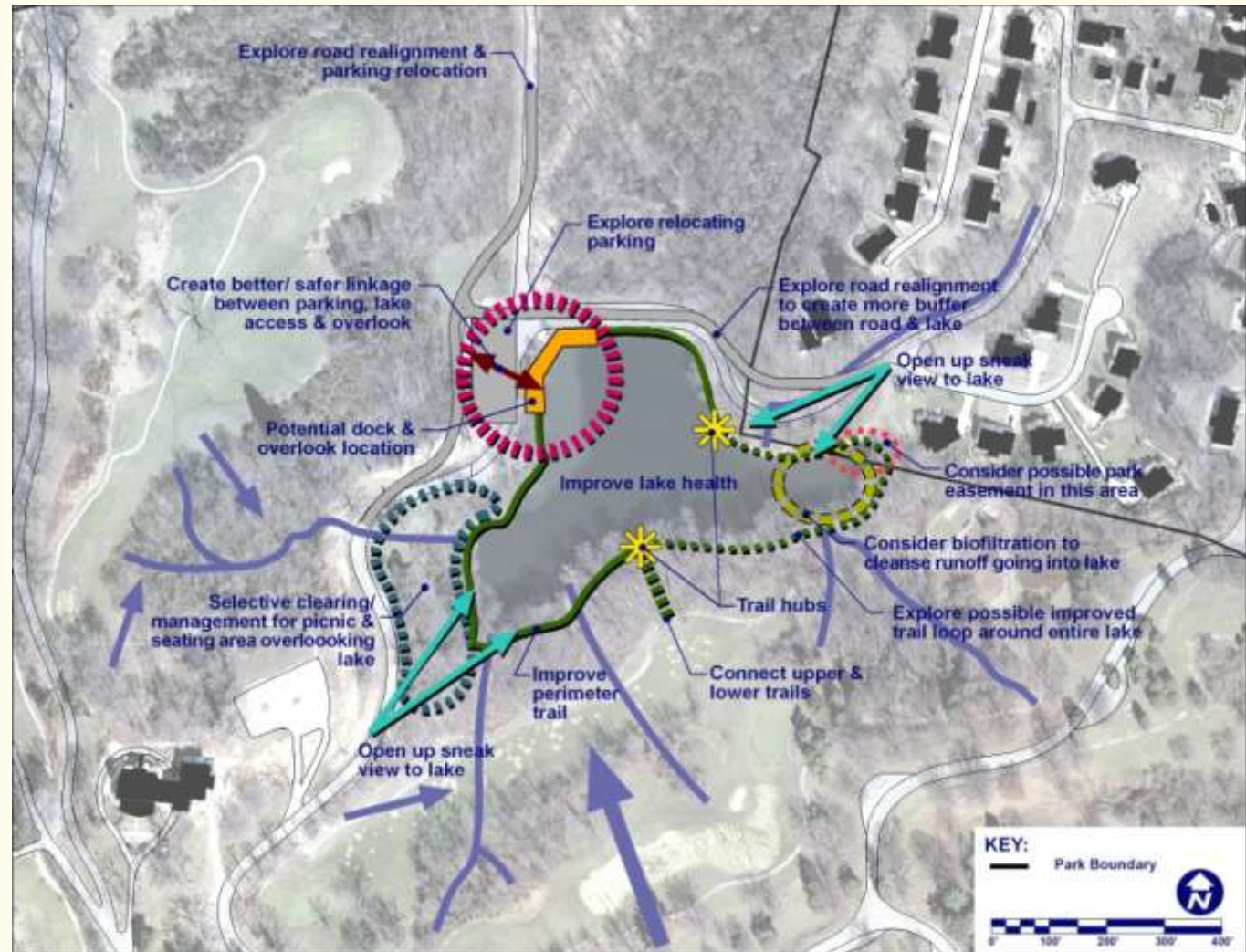
Concert Bowl Use Area



ANALYSIS

Prisoner's Lake

- Protect and enhance lake health
- Explore road relocation and parking for better access between parking and lake
- Potential dock and overlook development
- Improve lakeside trail and linkages with other trails



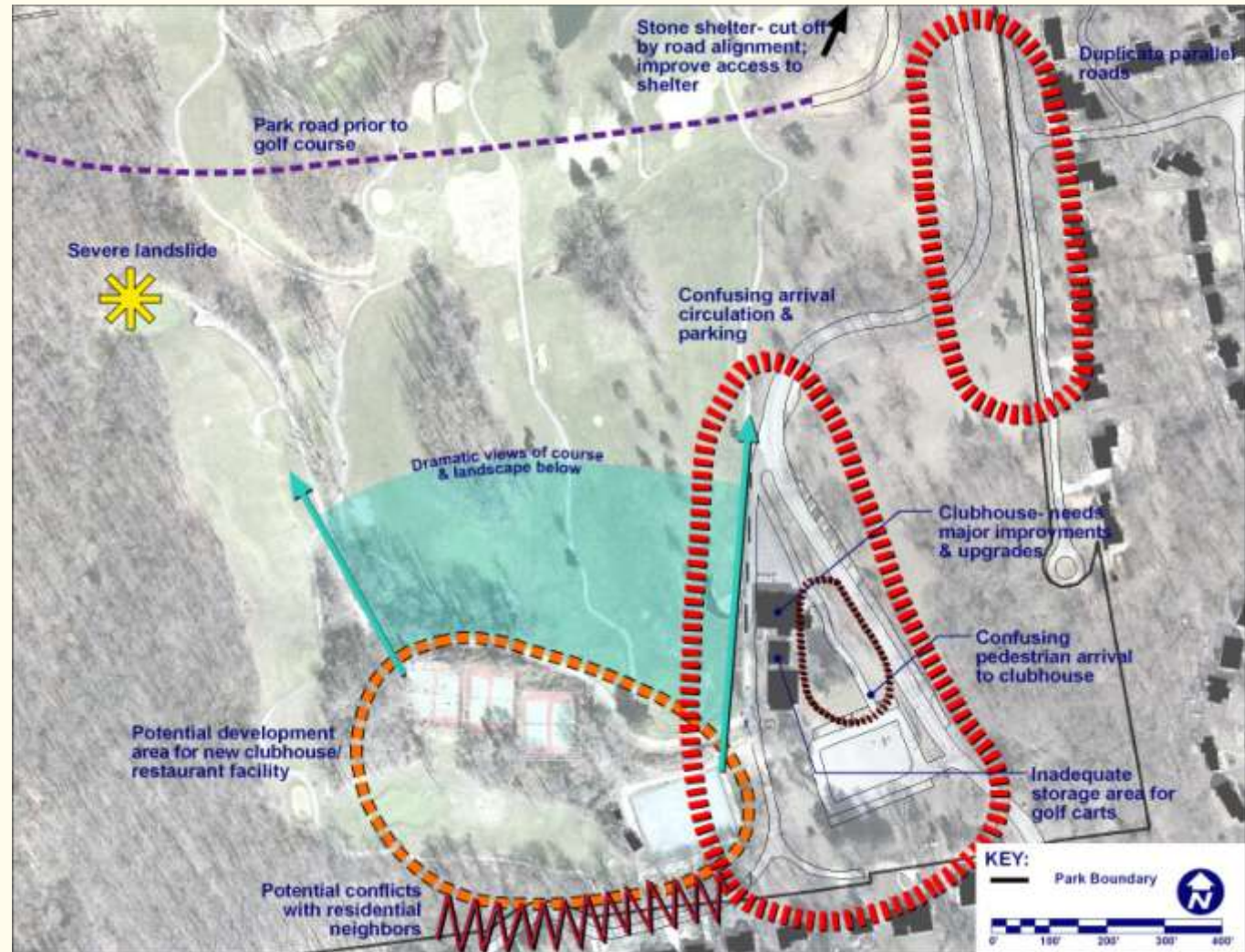
Prisoner's Lake Use Area



ANALYSIS

Club House

- Confusing arrival sequence and parking
- Clubhouse needs major improvements; consider new facility and function
- Take advantage of dramatic views of course from tennis court area



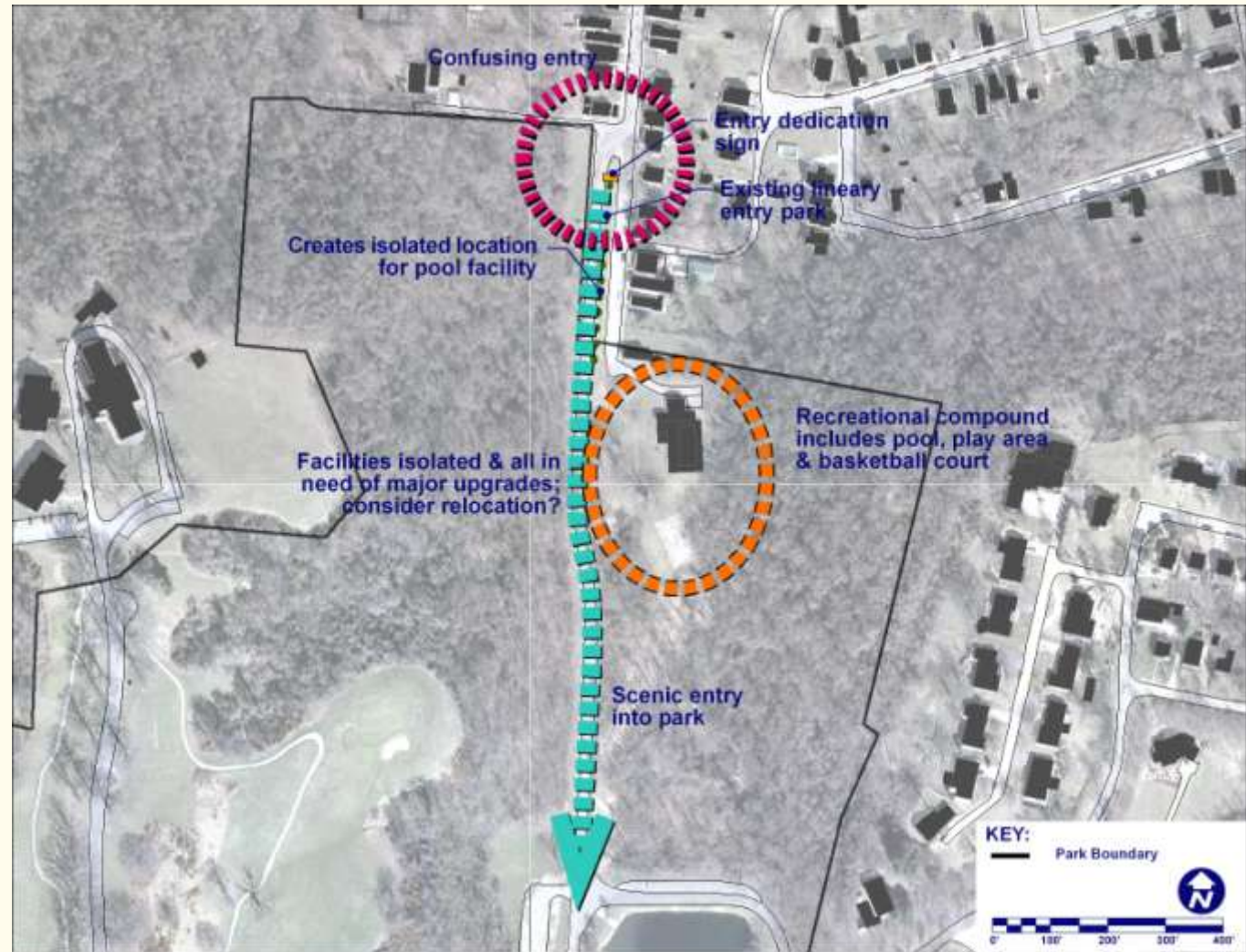
Golf Course Club House Area



ANALYSIS

Pool Recreation Area

- Isolated from other park uses and facilities
- Confusing entry at end of Prisoner's Lake Drive
- Pool and recreation areas in need of major upgrades
- Wayfinding signage needed near Prisoner's Lake
- Scenic park entry from pool area



Swimming Pool Use Area



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INVENTORY - Architecture

Architectural Palette Inspiration

- Limestone strata of the park itself
- Existing structures, vertical siding & shingle, rustic detailing from the WPA era
- Sculptural stone work

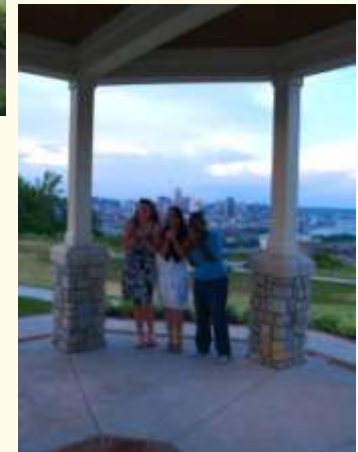




INVENTORY - Architecture

Architectural Palette Inspiration (cont.)

- Drees Pavilion adds depth to an excellent palette of materials
- The support structures make frames for living events within the landscape
- This palette is flexible, it can be rustic or refined. It is durable, and fits within the original materials established by the WPA while adding brick, thus expanding usage.





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INVENTORY - Architecture



Parks originally had "music stands", but beginning with the 1923 Band

Shell for Central Park in New York a new form evolved.



The most recognizable icon of the time evolved when a natural landscape bowl (originally called Daisey Dell) in Los Angeles was transformed with a series of band shells culminating in the famous Hollywood Bowl of 1929. During the next 10 years the WPA built perhaps a dozen adaptations



Grandview, Iowa-1930



Manchester, Iowa-1930



Daytona, Fla.-1938



Milwaukee, Wis.,-1939



Covington, Ky.,-1939



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INVENTORY - Architecture

Bandshell History





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INVENTORY - Architecture

The Devou Bandshell is:

- Natural Bowl Formation
- 1930's Streamlined Form
- Rare Art Deco Band Shell
- Significant Regional Architectural Icon

The round form was a popular 1930's theme, often associated with art and good times...



...the Hollywood Bowl was the likely inspiration for many Deco designs.

Even the sign off of Warner Brothers Cartoons was said to be an adaptation of the Hollywood Bowl.

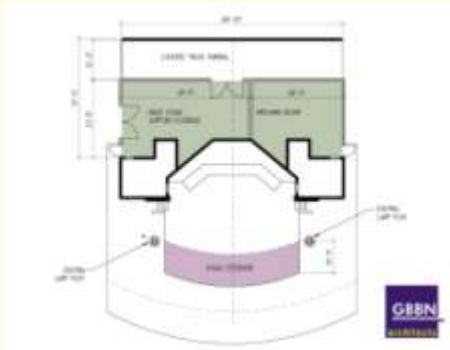




DEVOU PARK MASTER PLAN

BACKGROUND

Current Bandshell Expansion Studies





BACKGROUND

Behringer-Crawford Museum



- Regional asset celebrating Northern Kentucky cultural and natural history
- Venue for educational, entertainment and rental events

- Significant recent expansion and capabilities
- Needs a campus setting, expanded parking, improved wayfinding and better linkages





DEVOU PARK MASTER PLAN

INVENTORY – Architecture

Stone Shelter

- Striking example of National Park-inspired WPA architecture.



Log
Trusses



Dynamic
siting



The venue
suffers from
limited access
and being
squeezed
between two
very close
roadways.





DEVOU PARK MASTER PLAN

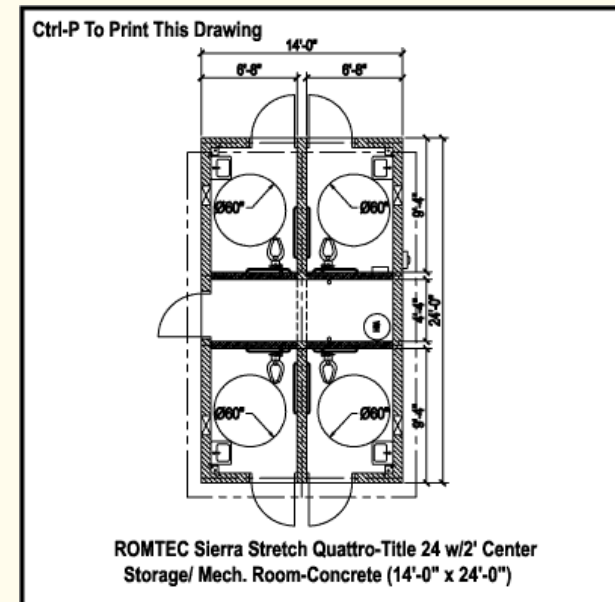
Comfort Station INVENTORY - Architecture

New Comfort Station

- Excellent use of materials in context with park.
- Plans to consider next time might include direct outside exiting units.
- Can include limited area maintenance space.
- Can function for family use, parent and child(ren).
- Ease of maintenance and drain down.



All units can be unisex.
Enhanced security on approach
Precast unit shown below





INVENTORY - Architecture

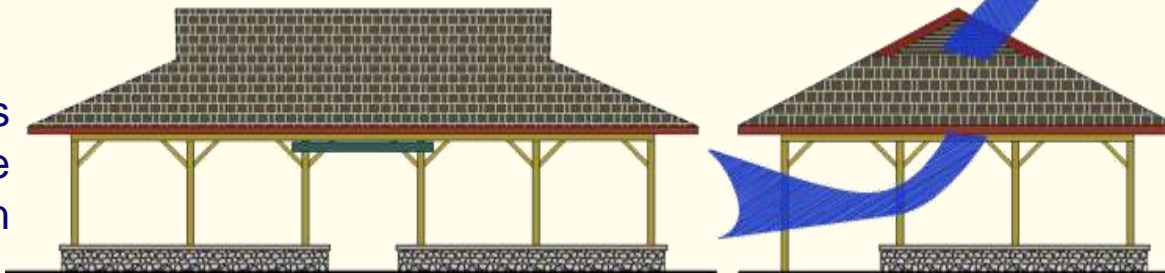
Open Shelters

- Best choice for a prototype, make wood shingles the standard system roof
- Signs distract from shelter, need better presentation- could be kiosk mounted next to shelter
- Suggest widening color palate



Ceiling is busy and too contemporary - explore other options

Stone benches enrich the function



End louvers will induce self-ventilation and enhance the shelter



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INVENTORY - Architecture

Clubhouse

- Outdated
- It is not well sited, there is no clear approach (no "front door" or other sense of entry and arrival).
- Ceilings are low and rooms are dark and claustrophobic.
- Internal circulation is inconvenient and confusing.
- There is not a good view from inside to the course except from the upper porch.



The Clubhouse is not the asset that it could be for the park or for the course – consider relocation/upgrade and removal



INVENTORY - Architecture

Clubhouse (cont.)

- A programming session should be undertaken to position the clubhouse facility correctly in relation to Drees Pavilion.
- Drees Pavilion serves many of the traditional functions of clubhouses
- Modern clubhouse near San Diego with a clear sense of entry and a commanding view of the course
- Golf Clubhouses come in all styles and sizes depending on function. All tend to be places to socialize, eat and drink





INVENTORY - Architecture

Maintenance Building

- Does not relate to the architectural vernacular of the park due to color, scale, and materials
- Upgrades are needed
- Location adds to challenges in a very difficult traffic area and competes with the visual realm of museum
- Consider renovation or relocation





ANALYSIS SUMMARY



Summary

- Devou Park wants to be a significant regional destination rivaling the top parks and institutions in Greater Cincinnati
- Devou Park possesses unique cultural and natural assets that could be celebrated more
- Recent successes like the Drees Pavilion and the BCM expansion should be built upon
- Traditional qualities and features of the park like the Concert Bowl and the natural scenic qualities should be preserved and enhanced
- The major assets/use areas of the park are currently isolated from one another and difficult to find through a complicated maze of entries and roadways
- Now is the time for some bold redesign to take the park to the next level



ANALYSIS SUMMARY

Major Programming Assumptions

- Build upon the three major assets of the Park (BCM- 50k+/- visitors per year, Drees- 41k+/- users per year, and Concert Bowl)
- Explore both upgrades and alternatives to the golf course (Take into consideration the future financial viability of the golf course)
- Explore alternatives that take advantage of the cultural and natural assets in the area west of Sleepy Hollow Road
- Explore ways to improve connections between internal components and use areas as well as City- and regional-wide opportunities



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Next Steps



CLOSING

Next Steps

- **Gather Public Input after this presentation**
 - What information have we missed or misinterpreted?
 - What are your desires for the future of the park?
- **Record and Synthesize** – We will document all of your input and use this to inspire the next phase of work
- **Explore** – We will generate a series of conceptual alternatives that “test” the different levels of possible change, enhancements, and key relationships
- **Share again** – We will meet with you again in the Fall to share the conceptual alternatives and gain feedback on their strengths and weaknesses



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CLOSING

THANK YOU FOR YOUR INPUT!

We look forward to our next meeting in the Fall!